

Contract Special conditions

Sale of 19 Bidston Court Upton Road Prenton CH43 7PA

Auction on 28 February 2024

Property : All that leasehold property known as 19 Bidston Court Upton Road Prenton CH43 7PA as the same is registered at the land registry with title number MS577123.

Seller : Jill Auger of Ewhurst Linersh Wood Road Bramley Guildford Surrey GU5 0EF.

The Contract shall incorporate the common auction conditions (Fourth Edition) as varied by the special conditions referred to below.

The following special conditions shall apply to the sale of the property.

- (i) The seller's solicitors are Hart Brown of 33 High Street Cobham Surrey KT11 3ES reference PDH/838.2.
- (ii) As the landlord has consented to the sale of the Property, conditions G9.1 – G9.4 shall not apply.
- (iii) The Agreed Completion Date shall be 27 March 2024.
- (iv) The transfer to the Buyer shall be in the form of the draft annexed hereto.
- (v) On or before the Agreed Completion Date the Buyer shall enter into a deed of covenant with the landlord and the management company in the form of the draft annexed.
- (vi) The Deposit shall be 10% of the price if the property is purchased by telephone or proxy or £10,000.00 if the property is purchased online. In either case the deposit shall be paid to the auctioneers as stakeholders.
- (vii) The Buyer shall pay the auctioneers administration fee of £1,000.00 plus VAT on exchange of contracts.
- (viii) The Buyer acknowledges that the Seller will not be providing a property information form or leasehold information form because she has no personal knowledge of the property and that he must rely on his own searches, enquiries and physical inspection of the Property in this connection.